



**lindsays**

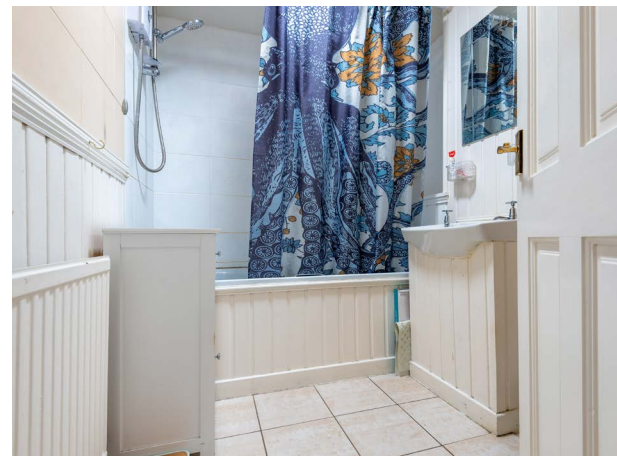
**18 Crescent Lane**  
Dundee, DD4 6DN

*"A spacious two bedroom terraced villa with lovely Tay views and within walking distance of Dundee City Centre"*

- Hallway
- Lounge
- Kitchen/Diner
- 2 Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Bay Parking
- Private Garden

EPC Rating C

**OFFERS OVER £135,000**



## Description

Located just a few minutes walk from Dundee City Centre this spacious two bedroom terraced villa will be an ideal purchase for a variety of buyers including those looking for their first home. Practical benefits include double glazing and gas central heating and included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated double oven, hob and free standing fridge freezer and washing machine in the kitchen. ( The bottom oven is currently not working).

The accommodation is spread over two levels and on the ground floor you will find a kitchen/diner with door to the front of the villa and a good sized double bedroom. Moving to the upper floor there is a delightful bright south facing lounge making the most of the lovely river views, double bedroom with wardrobe that will remain and the bathroom with shower over the bath.

Externally there is a small private garden with a shed. Bay parking is available adjacent to the property.

We recommend viewing to fully appreciate this property and its excellent central location.

## Area

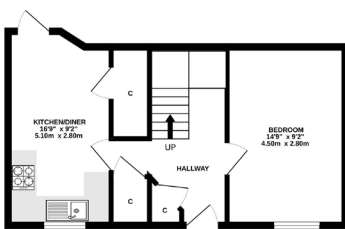
Dundee is Scotland's fourth largest and notably sunniest city. Situated on the north shore of the River Tay it was recently voted by the Sunday Times as one of the top twelve places to live in Britain. Now a UNESCO City of Design it has undergone dramatic redevelopment at the waterfront which includes the V & A 'Museum of Design Dundee' which opened in September 2018, RRS Discovery and HM Frigate Unicorn. Further museums, art centres and theatres can be found across the city including the McManus Galleries and Dundee Contemporary Arts Centre. Dundee has a very diverse mix of culture, history and education and boasts two football clubs, two excellent universities, Dundee and Abertay, along with the renowned Ninewells Teaching Hospital. There are a great variety of bars, restaurants and amenities along with excellent transport links with a main line railway, airport and the A90 trunk road from Edinburgh to Aberdeen.

## Viewing

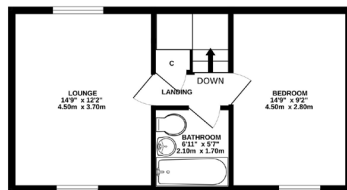
By appointment through Lindsays on 01382 802050



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.